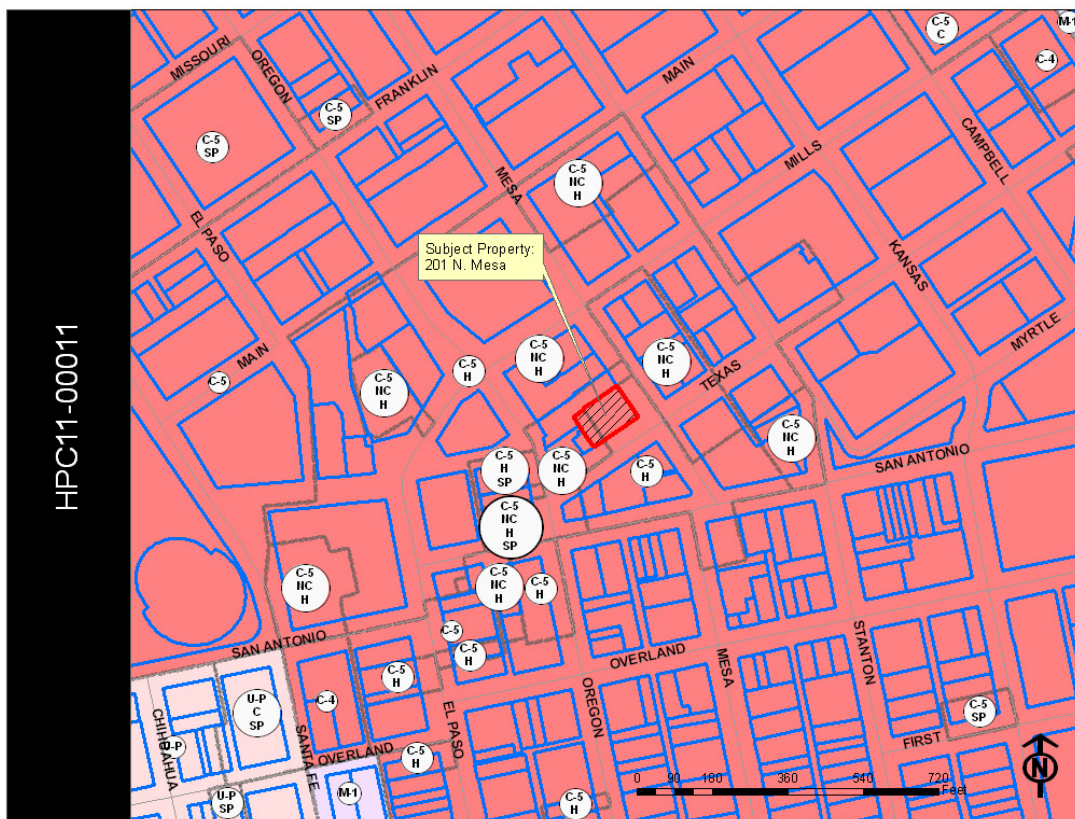




**HPC11-00011**

**Date:** February 14, 2011  
**Application Type:** Certificate of Appropriateness  
**Property Owner(s):** River Oaks Properties LTD  
**Representative(s):** Wright & Dalbin Architects  
**Legal Description:** Being 90 Feet on Mesa Street x 131 Feet on Texas Street save and except 5 Feet by 36 Feet in the Northwest corner, Block 5, Mills Addition, City of El Paso, El Paso County, Texas.  
**Historic District:** Downtown  
**Location:** 201 N. Mesa  
**Representative District:** #8  
**Present Zoning:** C-5/H (Central Business District/Historic)  
**Present Use:** Vacant Commercial Structure  
**Year Built:** c. 1913  
**Contributing Status:** Non-Contributing  
**Request:** Applicant is requesting a Certificate of Appropriateness for the rehabilitation of a two story masonry commercial structure, with second story infill.  
**Planning Area:** Central  
**Application Filed:** 1/26/2011  
**45-Day Expiration:** 3/12/2011

### ITEM #3





**GENERAL INFORMATION:**

The applicant seeks approval for:

The rehabilitation of a two story masonry commercial structure, with second story infill.

**STAFF RECOMMENDATION:**

- The Historic Preservation Division recommends APPROVAL of the proposed scope of work based on the following recommendations:

*The Downtown Guidelines* recommends the following:

- Additions should complement the original structure but not attempt to duplicate or copy it.
- The older structure should be identifiable from the new addition.
- New infill construction should maintain and reinforce the existing pattern.
- New construction must be compatible in size, texture, color, design, proportion, and detail with buildings in the district.

*The Guide to the Identification and Preservation of El Paso's Cultural, Historic and Architectural Resources* recommends the following:

- New work, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property.
- Retaining original material, architectural features, and hardware whenever possible



## AERIAL MAP

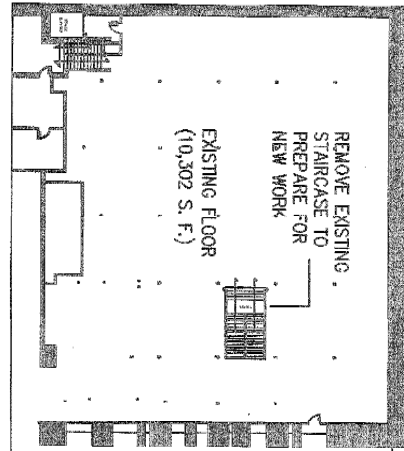




## EXISTING FLOORPLANS

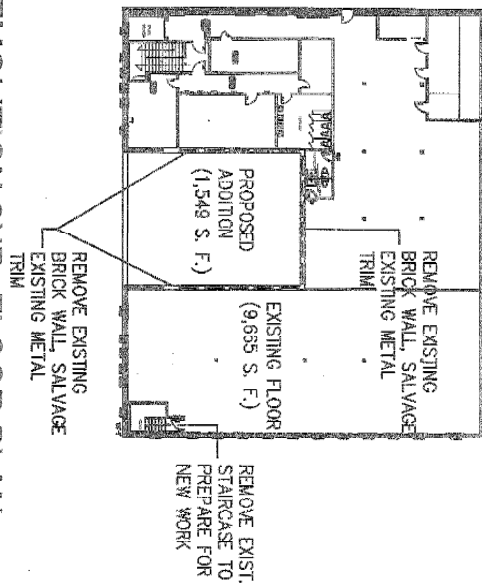
03 DEMOLITION BASEMENT. PLAN  
SCALE 1" = 30' - 0"

SCALE: 1" = 30'-0"



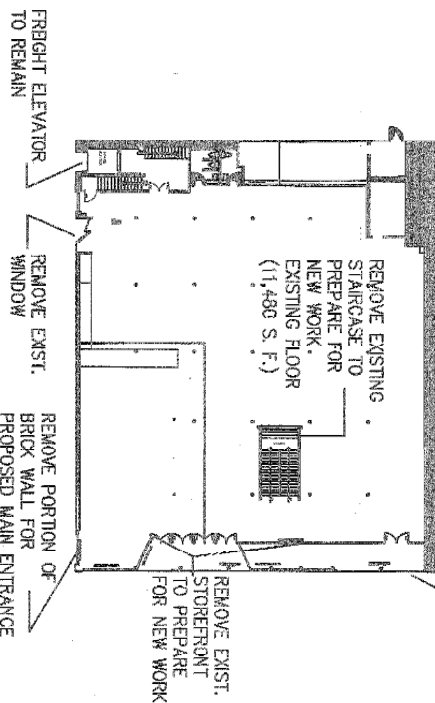
01 DEMOLITION 2ND. FLOOR PLAN

SCALE: 1" = 30'-0"



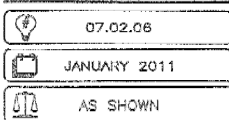
02 DEMOLITION 1ST. FLOOR PLAN  
SCALE: 1" = 30' - 0"

SCALE: 1" = 30' - 0"



## BUCKLER BUILDING FACADE

201 N. MESA, EL PASO TEXAS 79901



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WRIGHT & DALBIN

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918.529.5777 (t)

015-532-7733 (H)

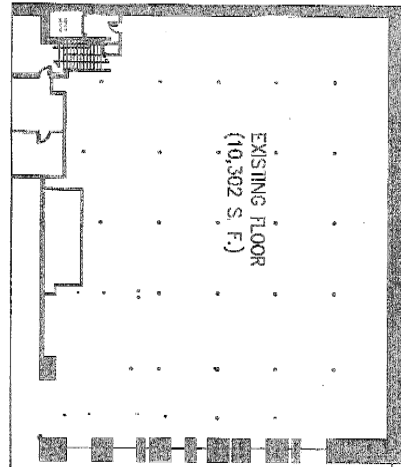
El Paso, Texas 79900  
www.wrightheadstone.com



# PROPOSED FLOOR PLANS

## 03 PROPOSED BASEMENT PLAN

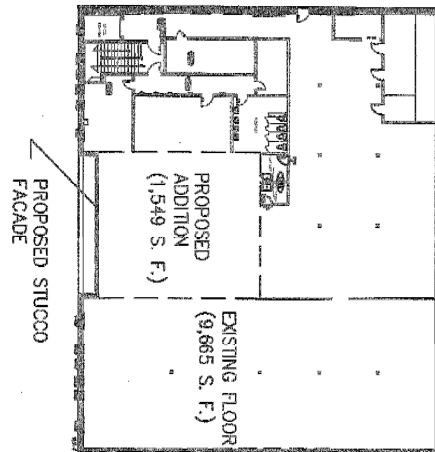
SCALE: 1" = 30' - 0"



LEGAL DESCRIPTION	5 MILLS 90 FT. ON MESA 37131 FT. ON TEXAS EXC. 5 X 36 FT. NWC
BUILDING DESCRIPTION	BASEMENT: 10,302 S.F. 1ST. FLOOR: 11,341 S.F. 2ND. FLOOR: 9,665 S.F. ADDITION: 1,549 S.F.
LANDSCAPE REQUIREMENTS	NO LANDSCAPE REQUIRED
SETBACKS	ZERO SETBACK LOTS

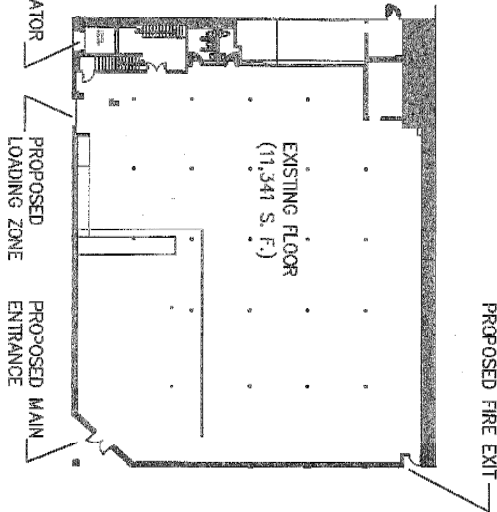
## 01 PROPOSED 2ND. FLOOR PLAN

SCALE: 1" = 30' - 0"



## 02 PROPOSED 1ST. FLOOR PLAN

SCALE: 1" = 30' - 0"



BUCKLER BUILDING FACADE  
201 N. MESA, EL PASO TEXAS 79901

07.02.06	A.1
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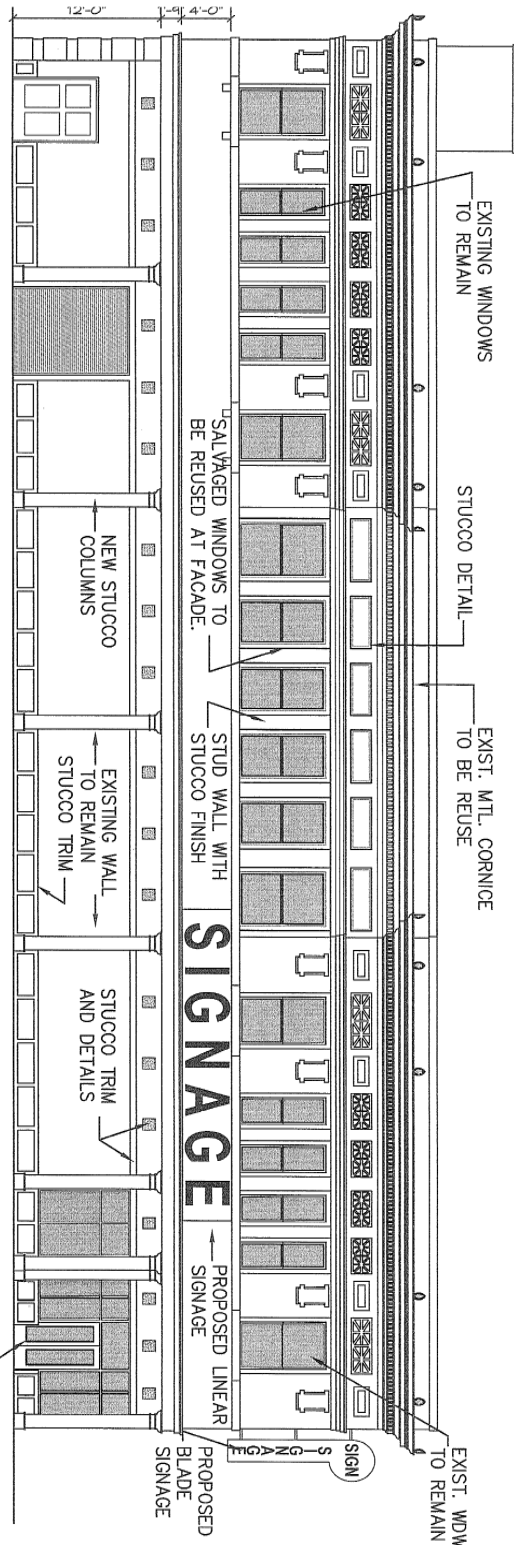
5115 Marquette Dr.  
618.933.3777 (F)

618.933.7788 (F)

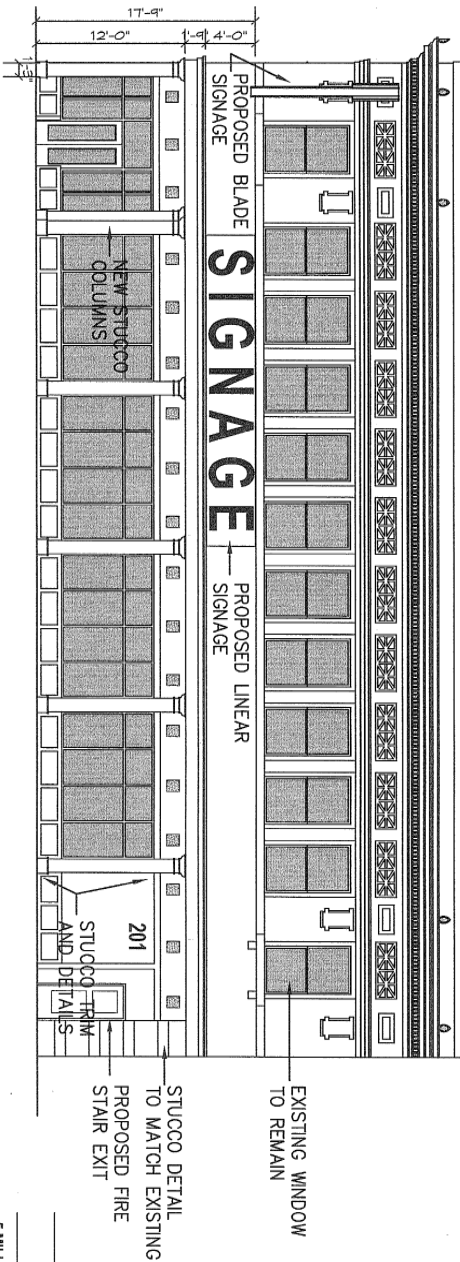
81 Paso, Texas 79001  
www.wrightdablin.com



# PROPOSED ELEVATIONS



01 PROPOSED ELEVATION  
SCALE: 1" = 10' - 0"



01 PROPOSED ELEVATION  
SCALE: 1" = 10' - 0"

## BUCKLER BUILDING FACADE 201 N. MESA, EL PASO TEXAS 79901

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